









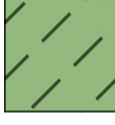







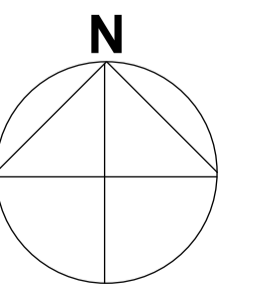


-  Application Boundary - Total Area 168.34Ha
-  Residential Development Use Class C3 - Total Area 74.75Ha
-  Proposed Extra Care Residential Use Class C2 - Total Area 1.5Ha
- Total Residential = 2500 units at an average density of 32.7 dph
-  Proposed Schools - Total Area 4.2Ha (comprising of a 2FE School 2.2Ha and a 1FE School 2.0Ha)
-  Mixed-use Local Centre - Total Area 0.6Ha - comprising:
  - i. Up to 1,225sqm – use classes A1/2/3/4/5 and D1/2; and
  - ii. Residential units (included within the 2,500 units above);
-  Mixed-use Local Centre - Total Area 1.3Ha - comprising:
  - i. Up to 1,225sqm – use classes A1/2/3/4/5 and D1/2;
  - ii. Residential units (included within the 2,500 units above);
  - iii. Up to 5,600sqm of uses comprising B1 and D1/2 (of which between 450-2,000sqm will be for D1 healthcare uses and up to 3,000sqm will be B1 uses).
-  Proposed Green Infrastructure, includes Public Open Space, Equipped Children's Play Areas, Sustainable Drainage (SuDS), Proposed Tree, Hedge and Shrub Planting, Meadow Creation, Wetland, Permissive Paths and Cycleways. - Total Area = 79.69Ha
-  Existing Woodland Planting to be Retained and Brought Under Management
-  Proposed Structural Woodland Planting
-  Existing Hedgerows Retained and Enhanced with Additional Planting
-  Land for potential expansion of Samuel Ward Academy - Total Area 4.8Ha
-  Proposed Community Allotment Gardens - Total Area = 1.5Ha (comprising 1 plot of 0.6Ha and another at 0.9Ha)
-  1 Proposed Primary Access from Haverhill Road Via a Proposed New Roundabout
-  2 Proposed Secondary Access from Chalkstone Way Via a Proposed New Signalised Junction
-  3 Proposed access from Coupals Road to a dedicated car park for the Country Park - No Access to the wider development.
-  Indicative Route for Public Transport.
-  Existing Public Rights of Way Retained Along Their Original Alignment and Enhanced.
-  Proposed public footpath / cycleway links to East Town Park.

Notes:  
 Revision E: April 2016  
 Revision D: April 2016  
 Revision C: September 2015  
 Revision B: August 2015  
 Revision A: July 2015



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Hallam Land Management  
 Great Wilsey Park  
 Haverhill

## ILLUSTRATIVE MASTERPLAN

Scale: 1:5000@A1 / 1:10000@A3  
 Date: April 2016  
 Drawn: SJ / NJE

**5055-L-111** rev **D**


 masterplanning  
 environmental assessment  
 landscape design  
 urban design  
 ecology  
 architecture  
 arboriculture

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